



ACQUISITION AND
TECHNOLOGY

OFFICE OF THE UNDER SECRETARY OF DEFENSE

3000 DEFENSE PENTAGON
WASHINGTON, DC 20301-3000

August 16, 1999

MEMORANDUM FOR DISTRIBUTION

SUBJECT: Unit Costs, Area Cost Factors, Size Adjustment Factors, and Inflation Rate
Guidance for Department of Defense Facility Construction for FY 2001 and
FY 2002

Department of Defense Guidance for Unit Costs, Area Cost Factors, Size Adjustment Factors and Inflation Rates are provided by attachment for immediate use in developing the Fiscal Year 2001 and Fiscal Year 2002 military construction programs. Project size adjustment factors for military family housing will be promulgated separately.

Recipients are requested to further distribute this guidance to all appropriate personnel. This information is also available on the Construction Criteria Base (CCB). For further information contact LTC Milt Seekins at (703) 604-5707 or by e-mail at "Seekinml@acq.osd.mil".

Randall A. Yim
Deputy Under Secretary
(Installations)

Attachments



General Comments
on Use of
Unit Costs, Area Cost Factors,
Size Adjustment Factor, and Inflation Rate
April 27, 1999

The following tables for Unit Costs for DoD Facilities, Area Cost Factors (ACFs), Size Adjustment Factors, and OSD Inflation Rates also are maintained and available on the National Institute of Building Science (NIBS) Construction Criteria Database (CCB). Please address any questions regarding the following tables or cost engineering procedures to your participating Service member of the Tri-Service Committee on Cost Engineering.

Air Force: Mr. James Enloe
HQ USAF/ILECM
1260 Air Force Pentagon
Washington, DC 20330-1260
(703) 601-0187 or DSN 329-0187
Internet: *jim.enloe@af.pentagon.mil*

Army: Mr. Ronald Hatwell
HQ USACE/CEMP-EE
20 Massachusetts Avenue, NW
Washington, DC 20314-1000
(202) 761-1240 or DSN 763-1240
Internet: *ronald.j.hatwell@usace.army.mil*

Navy: Mr. Mohsen Athari
NAVFACENGCOM-CHENG, Washington Navy Yard
1322 Patterson Ave., SE, Suite 1000
Washington, DC 20374-5065
(202) 685-9190 or DSN 325-9190
Internet: *atharim@navfac.navy.mil*

Tables A1 and A2: Unit Costs for DoD Facilities:

1. Table A1 provides metric unit cost data for DoD facilities in dollars per square meter (\$/m²). Table A2 provides equivalent English unit cost data in dollars per square foot (\$/SF).
2. Most of the unit costs and referenced facility sizes are based on historic construction award data for Air Force, Army and Navy projects with construction contracts awarded after January 1991. Unit costs for a few category codes that have a limited number of awarded projects are based on contracts awarded since 1989. The unit cost database includes only new construction projects and does not include data from renovation or add/alter projects. The facility types or category codes listed represent those facilities more frequently constructed by the Services.

3. The unit costs are escalated to October 2001 and October 2002, the assumed midpoints of construction for FY01 and FY02, respectively. Use the official OSD inflation rates shown in Table D to escalate the FY02 unit costs beyond FY02.
4. The unit costs are for primary facilities only and do not include supporting facility costs; equipment acquired with other fund sources; construction contingency factors; supervision, inspection, and overhead (SIOH); or construction cost growth resulting from user changes, unforeseen site conditions, or contract document errors and omissions.

Table B: Area Cost Factors:

1. Use these area cost factors (ACFs) only with the unit costs from Table A.
2. Area cost factors are updated based on a construction market survey of local costs for a market basket of 8 labor crafts, 18 construction materials, and 4 equipment items. These labor, materials, and equipment (LME) items are representative of the types of products and services used to construct most military facilities. The survey covers a list of 222 locations that includes 96 Base Cities (two per state in the continental US), 106 additional locations in the U.S., and 20 Overseas locations.
3. Each of the LME costs is normalized and weighted to represent its contribution to the total cost of a typical facility. The normalized LME then is modified by seven matrix factors that cover local conditions affecting construction costs. These matrix factors include weather, seismic, climatic (frost zone, wind loads, and HVAC), labor availability, contractor overhead and profit, life support and mobilization, and labor productivity versus the U.S. standard. The resultant ACF for each location is normalized again by dividing by the Base City average to provide a final ACF that reflects the relative relationship of construction costs between that location and the Base City average as 1.00.
4. There is no easy correlation between these ACFs and previous ACFs for specific locations. No common benchmarks exist because both the Base City average and the relationships between cities change for each two-year cycle. It is possible, however, to compare differences between several locations in this database with differences between the same locations in previous databases.
5. Do not use these ACFs to modify parametric cost estimates, detailed quantity-take-offs, unit price book (UPB) line items, or commercial cost data. These other cost estimating systems and databases have their own processes and factors for adjusting costs to different locations.

Table C: Size Adjustment Factors:

1. The Size Adjustment Factor table is based on data analysis that shows a correlation exists between project size and construction cost. Unit construction costs generally are lower for larger projects due to greater opportunities for material quantity discounts and for spreading mobilization, demobilization and general overhead costs over a greater number of units.

2. All unit costs are based on the referenced facility sizes. Use Table C, Size Adjustment Factor, to adjust unit costs for facilities whenever your project size differs from the referenced facility size shown in Table A1 or A2. Divide the gross area of your proposed facility by the referenced size for that facility type to determine the size relationship ratio. Use this ratio to find the appropriate size adjustment factor in Table C. Multiply the unit cost from Table A1 or A2 by the size adjustment factor to calculate the adjusted unit cost for your facility.
3. Base your proposed project size on the total project scope to be awarded as a single construction contract, regardless of the number of buildings to be constructed within that scope. If a construction award project is to be broken into a number of discreet phases where the contractor has limited control over the phasing, use the average scope for all phases as the basis for your size adjustment calculations.
4. EXAMPLE: You propose to build a 6,440 m² Enlisted Dormitory (Barracks) in FY01. The referenced facility size taken from the unit cost summary is 9,200 m². The size relationship quotient is 0.70 (6,440 m² divided by 9,250 m²). Enter Table C to find the Size Adjustment Factor of 1.04. Multiply the unit cost of \$1,453/m² by 1.04 to determine that your adjusted unit cost is \$1,511/m².

Table D: Inflation Rates:

1. The inflation rates in Table D are based on **Budget Authority** guidance issued by the Principal Deputy Under Secretary of Defense (Comptroller) memorandum of 31 December 1998. Use these rates in submission of the President's Budgets for FY01 and FY02 and in supporting congressional justification materials.
2. The Table D inflation guidance has an arbitrary baseline of 1.00 for October 2001. The inflation indices are based on the Engineering News Record (ENR) historic data through October 1998 and the Comptroller projected inflation rates after that date.

TABLE A1
UNIT COST DATA FOR DOD FACILITIES - METRIC UNITS

April 14, 1999

FACILITY TYPE	REFERENCE SIZE GROSS m ²	(NOTES 1 AND 2) UNIT COST (\$ PER m ²)	
		FY 2001	FY 2002
1. SATELLITE COMMUNICATIONS CENTER (WITH SHIELDING & GENERATOR)	550	4,736	4,817
2. AIRCRAFT OPERATION BUILDING (WITHOUT TOWER)	950	1,615	1,642
3. AIRFIELD FIRE AND RESCUE STATION (DOES NOT INCLUDE CENTRAL ALARM SYSTEM)	750	1,808	1,839
4. OPERATIONS BUILDINGS			
GENERAL PURPOSE	1,200	1,432	1,456
HEADQUARTERS	1,000	1,485	1,510
SQUADRON	1,100	1,561	1,588
5. APPLIED INSTRUCTION BUILDINGS			
GENERAL INSTRUCTION	2,300	1,324	1,347
HIGH TECH (AUTO-AID) TRAINING	2,300	1,604	1,631
6. RESERVE FACILITIES			
CENTER	1,850	1,259	1,280
VEHICLE MAINTENANCE	550	1,302	1,324
7. HANGERS			
MAINTENANCE/ GENERAL PURPOSE	2,150	1,399	1,423
HIGH BAY MAINTENANCE	3,250	1,819	1,850
8. SHOPS			
VEHICLE MAINTENANCE, WHEEL	2,800	1,313	1,335
VEHICLE MAINTENANCE, TRACK	2,300	1,389	1,413
AIRCRAFT AVIONICS	2,150	1,453	1,478
INSTALLATION MAINTENANCE	2,900	1,141	1,160
PARACHUTE AND DINGHY	750	1,561	1,588
A/C MACHINE SHOP	1,850	1,270	1,292
9. STORAGE FACILITIES			
COLD STORAGE WAREHOUSE/PROCESSING	1,000	1,163	1,183
COLD STORAGE WAREHOUSE	550	1,561	1,588
GENERAL PURPOSE WAREHOUSE - LOW BAY	3,700	646	657
GENERAL PURPOSE WAREHOUSE - HIGH BAY	9,290	764	777
GENERAL PURPOSE MAGAZINE W/O CRANE	950	1,798	1,829
HIGH EXPLOSIVE MAGAZINE	450	1,905	1,937

TABLE A1
UNIT COST DATA FOR DOD FACILITIES - METRIC UNITS

April 14, 1999

FACILITY TYPE	REFERENCE SIZE GROSS m ²	(NOTES 1 AND 2) UNIT COST (\$ PER m ²)	
		FY 2001	FY 2002
10. DOD MEDICAL FACILITIES (NOTE 3)			
STATION HOSPITAL	NA	1,873	1,905
REGIONAL MEDICAL CENTER	NA	2,239	2,277
MEDICAL CLINIC	2,800	1,593	1,620
MEDICAL/DENTAL CLINIC	4,650	1,668	1,696
DENTAL CLINIC	1,400	1,959	1,992
11. ADMINISTRATIVE FACILITIES (NOTE 4)			
MULTI-PURPOSE	2,300	1,324	1,347
DATA PROCESSING AREA FACILITY (INCLUDES ADMIN AND STORAGE)	1,950	1,604	1,631
COMMAND HEADQUARTERS BUILDING	3,700	1,572	1,599
12. BARRACKS, DORMITORIES (NOTE 5) (DOES NOT INCLUDE KITCHENETTE EQUIPMENT)	9,250	1,453	1,478
13. UNACCOMPANIED OFFICERS QUARTERS (NOTE 5)	4,100	1,421	1,445
14. MESS HALL ENLISTED (INCLUDES KITCHEN EQUIPMENT AND INSTALLATION)	1,500	2,239	2,277
15. FIRE STATION COMMUNITY	700	1,453	1,478
16. CHAPEL CENTER	1,400	1,658	1,686
17. COMMISSARY (SALES STORE W/ OPERATIONAL EQUIPMENT)	7,900	1,313	1,335
18. FAMILY SUPPORT			
CHILD DEVELOPMENT CENTER (NOTE 6)	1,400	1,496	1,521
EDUCATION CENTER	930	1,356	1,379
YOUTH CENTER	1,400	1,292	1,314
FAMILY SERVICE CENTER	450	1,292	1,314
19. FAMILY HOUSING (NOTE 7)			
CONUS	NA	850	864
OCONUS	NA	872	887
20. PHYSICAL FITNESS TRAINING CENTER	2,790	1,539	1,565
21. EXCHANGE STORES (W/ CAFETERIA AND SNACK BAR)	1,100	1,023	1,040

TABLE A1
UNIT COST DATA FOR DOD FACILITIES - METRIC UNITS

April 14, 1999

FACILITY TYPE	REFERENCE SIZE GROSS m ²	(NOTES 1 AND 2) UNIT COST (\$ PER m ²)	
		FY 2001	FY 2002
22. ENLISTED SERVICE CLUBS	1,500	2,002	2,036
23. LIBRARIES	1,100	1,356	1,379
24. RECREATION CENTERS	1,850	1,292	1,314
25. BOWLING CENTERS (8 LANES W/ PIN SPOTTING EQUIPMENT AND AUTOMATIC SCORING DEVICE)	700	1,572	1,599
26. DEPENDENT SCHOOLS			
ELEMENTARY	NA	1,055	1,073
JUNIOR HIGH/MIDDLE	NA	1,087	1,105
HIGH SCHOOL	NA	1,130	1,149
27. TEMPORARY LODGING FACILITIES	1,400	1,367	1,390
GENERAL NOTES 1. THESE UNIT COSTS ARE FORECAST TO A MIDPOINT OF CONSTRUCTION OF 1 OCTOBER FOR THE RESPECTIVE FISCAL YEAR WITH AN AREA COST FACTOR (ACF) OF 1.00. UNIT COSTS DO NOT INCLUDE ALLOWANCES FOR CONSTRUCTION CONTINGENCIES AND SIOH. 2. THESE UNIT COSTS INCLUDE INSTALLED (BUILT-IN) BUILDING EQUIPMENT AND FURNISHINGS NORMALLY FUNDED WITH MILCON FUNDS. 3. UNIT COSTS FOR DOD MEDICAL FACILITIES INCLUDE CATEGORY A AND B EQUIPMENT, BUT DO NOT INCLUDE CATEGORY E AND F EQUIPMENT COSTS. 4. UNIT COSTS FOR ADMINISTRATIVE FACILITIES DO NOT INCLUDE PREWIRED WORKSTATIONS OR FURNITURE SYSTEMS. 5. UNIT COSTS FOR BARRACKS AND UNACCOMPANIED OFFICERS QUARTERS DO NOT INCLUDE FREE STANDING KITCHEN EQUIPMENT. 6. UNIT COSTS FOR CHILD DEVELOPMENT CENTERS DO NOT INCLUDE FREE-STANDING FOOD SERVICE EQUIPMENT OR PLAYGROUND AREA AND EQUIPMENT. 7. UNIT COSTS FOR FAMILY HOUSING ARE BASED ON NET AREA AND INCLUDE COSTS FOR SPRINKLER SYSTEMS OR FIRE RATED CONSTRUCTION.			

TABLE A2
UNIT COST DATA FOR DOD FACILITIES - ENGLISH UNITS

April 14, 1999

FACILITY TYPE	REFERENCE SIZE GROSS SF	(NOTES 1 AND 2) UNIT COST (\$ PER SF)	
		FY 2001	FY 2002
1. SATELLITE COMMUNICATIONS CENTER (WITH SHIELDING & GENERATOR)	6,000	440	447
2. AIRCRAFT OPERATION BUILDING (WITHOUT TOWER)	10,000	150	153
3. AIRFIELD FIRE AND RESCUE STATION (DOES NOT INCLUDE CENTRAL ALARM SYSTEM)	8,000	168	171
4. OPERATIONS BUILDINGS			
GENERAL PURPOSE	13,000	133	135
HEADQUARTERS	11,000	138	140
SQUADRON	12,000	145	147
5. APPLIED INSTRUCTION BUILDINGS			
GENERAL INSTRUCTION	25,000	123	125
HIGH TECH (AUTO-AID) TRAINING	25,000	149	152
6. RESERVE FACILITIES			
CENTER	20,000	117	119
VEHICLE MAINTENANCE	6,000	121	123
7. HANGERS			
MAINTENANCE/GENERAL PURPOSE	23,000	130	132
HIGH BAY MAINTENANCE	35,000	169	172
8. SHOPS			
VEHICLE MAINTENANCE, WHEEL	30,000	122	124
VEHICLE MAINTENANCE, TRACK	25,000	129	131
AIRCRAFT AVIONICS	23,000	135	137
INSTALLATION MAINTENANCE	31,000	106	108
PARACHUTE AND DINGHY	8,000	145	147
A/C MACHINE SHOP	20,000	118	120
9. STORAGE FACILITIES			
COLD STORAGE WAREHOUSE/PROCESSING	11,000	108	110
COLD STORAGE WAREHOUSE	6,000	145	147
GENERAL PURPOSE WAREHOUSE - LOW BAY	40,000	60	61
GENERAL PURPOSE WAREHOUSE - HIGH BAY	100,000	71	72
GENERAL PURPOSE MAGAZINE W/O CRANE	10,000	167	170
HIGH EXPLOSIVE MAGAZINE	5,000	177	180

April 14, 1999

FACILITY TYPE	REFERENCE SIZE GROSS SF	(NOTES 1 AND 2) UNIT COST (\$ PER SF)	
		FY 2001	FY 2002
10. DOD MEDICAL FACILITIES (NOTE 3)			
STATION HOSPITAL	NA	174	177
REGIONAL MEDICAL CENTER	NA	208	212
MEDICAL CLINIC	30,000	148	151
MEDICAL/DENTAL CLINIC	50,000	155	158
DENTAL CLINIC	15,000	182	185
11. ADMINISTRATIVE FACILITIES (NOTE 4)			
MULTI-PURPOSE	25,000	123	125
DATA PROCESSING AREA FACILITY (INCLUDES ADMIN AND STORAGE)	21,000	149	152
COMMAND HEADQUARTERS BUILDING	40,000	146	148
12. BARRACKS, DORMITORIES (NOTE 5) (DOES NOT INCLUDE KITCHENETTE EQUIPMENT)	99,500	135	137
13. UNACCOMPANIED OFFICERS QUARTERS (NOTE 5)	44,000	132	134
14. MESS HALL ENLISTED (INCLUDES KITCHEN EQUIPMENT AND INSTALLATION)	16,000	208	212
15. FIRE STATION COMMUNITY	7,500	135	137
16. CHAPEL CENTER	15,000	154	157
17. COMMISSARY (SALES STORE W/ OPERATIONAL EQUIPMENT)	85,000	122	124
18. FAMILY SUPPORT			
CHILD DEVELOPMENT CENTER (NOTE 6)	15,000	139	141
EDUCATION CENTER	10,000	126	128
YOUTH CENTER	15,000	120	122
FAMILY SERVICE CENTER	5,000	120	122
19. FAMILY HOUSING (NOTE 7)			
CONUS	NA	79	80
OCONUS	NA	81	82
20. PHYSICAL FITNESS TRAINING CENTER	30,000	143	145
21. EXCHANGE STORES (W/ CAFETERIA AND SNACK BAR)	12,000	95	97

TABLE A2
UNIT COST DATA FOR DOD FACILITIES - ENGLISH UNITS
April 14, 1999

FACILITY TYPE	REFERENCE SIZE GROSS SF	(NOTES 1 AND 2) UNIT COST (\$ PER SF)	
		FY 2001	FY 2002
22. ENLISTED SERVICE CLUBS	16,000	186	189
23. LIBRARIES	12,000	126	128
24. RECREATION CENTERS	20,000	120	122
25. BOWLING CENTERS (8 LANES W/ PIN SPOTTING EQUIPMENT AND AUTOMATIC SCORING DEVICE)	7,800	146	148
25. DEPENDENT SCHOOLS			
ELEMENTARY	NA	98	100
JUNIOR HIGH/MIDDLE	NA	101	103
HIGH SCHOOL	NA	105	107
27. TEMPORARY LODGING FACILITIES	15,000	127	129
GENERAL NOTES 1. THESE UNIT COSTS ARE FORECAST TO A MIDPOINT OF CONSTRUCTION OF 1 OCTOBER FOR THE RESPECTIVE FISCAL YEAR WITH AN AREA COST FACTOR (ACF) OF 1.00. UNIT COSTS DO NOT INCLUDE ALLOWANCES FOR CONSTRUCTION CONTINGENCIES AND SIOH. 2. THESE UNIT COSTS INCLUDE INSTALLED (BUILT-IN) BUILDING EQUIPMENT AND FURNISHINGS NORMALLY FUNDED WITH MILCON FUNDS. 3. UNIT COSTS FOR DOD MEDICAL FACILITIES INCLUDE CATEGORY A AND B EQUIPMENT, BUT DO NOT INCLUDE CATEGORY E AND F EQUIPMENT COSTS. 4. UNIT COSTS FOR ADMINISTRATIVE FACILITIES DO NOT INCLUDE PREWIRED WORKSTATIONS OR FURNITURE SYSTEMS. 5. UNIT COSTS FOR BARRACKS AND UNACCOMPANIED OFFICERS QUARTERS DO NOT INCLUDE FREE-STANDING KITCHEN EQUIPMENT. 6. UNIT COSTS FOR CHILD DEVELOPMENT CENTERS DO NOT INCLUDE FREE-STANDING FOOD SERVICE EQUIPMENT OR PLAYGROUND AREA AND EQUIPMENT. 7. UNIT COSTS FOR FAMILY HOUSING ARE BASED ON NET AREA AND INCLUDE COSTS FOR SPRINKLER SYSTEMS OR FIRE RATED CONSTRUCTION.			

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
ALABAMA		0.85
	MOBILE	0.84
	MONTGOMERY	0.86
	(A) ANNISTON ARMY DEPOT	0.84
	(A) FORT MCCLELLAN	0.84
	(A) FORT RUCKER	0.81
	(AF) MAXWELL AIR FORCE BASE	0.86
	(N) MOBILE AREA	0.84
	(A) REDSTONE ARSENAL	0.86
ALASKA		1.60
	ANCHORAGE	1.50
	FAIRBANKS	1.69
	(N) ADAK NAVAL STATION	2.35
	(AF) CLEAR AIR FORCE BASE	1.88
	(AF) EIELSON AIR FORCE BASE	1.74
	(AF) ELMENDORF AIR FORCE BASE	1.50
	(A) FORT GREELY	1.88
	(A) FORT RICHARDSON	1.50
	(A) FORT WAINWRIGHT	1.69
	(AF) SHEMYA AIR FORCE BASE	2.42
ARIZONA		0.98
	FLAGSTAFF	0.98
	TUSCON	0.98
	(AF) DAVIS MONTHAN AIR FORCE BASE	0.98
	(A) FORT HUACHUCA	1.00
	(AF) LUKE AIR FORCE BASE	0.98
	(A) NAVAJO ARMY DEPOT	0.96
	(N) YUMA MCAS	1.12
	(A) YUMA PROVING GROUND	1.12
ARKANSAS		0.87
	FORT SMITH	0.85
	PINE BLUFF	0.89
	(A) FORT CHAFFEE	0.84
	(AF) LITTLE ROCK AIR FORCE BASE	0.85
	(A) PINE BLUFF ARSENAL	0.89

TABLE B
AREA COST FACTOR INDEXES
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PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
CALIFORNIA		1.15
	SAN DIEGO	1.10
	SAN FRANCISCO	1.20
	(N) 29 PALMS MARINE CORPS BASE	1.29
	(AF) BEALE AIR FORCE BASE	1.25
	(N) CAMP PENDLETON MARINE CORPS	1.10
	(N) CENTERVILLE BEACH	1.10
	(N) CHINA LAKE NAVAL WEAPONS CENTER	1.26
	(AF) EDWARDS AIR FORCE BASE	1.19
	(N) EL CENTRO NAVAL AIR FIELD	1.14
	(N) EL TORO	1.05
	(A) FORT HUNTER LIGGETT	1.25
	(A) FORT IRWIN	1.26
	(N) LOS ANGELES AREA	1.12
	(AF) MARCH AIR FORCE BASE	1.05
	(AF) MCCLELLAN AIR FORCE BASE	1.05
	(N) MONTEREY AREA	1.17
	(A) OAKLAND ARMY BASE	1.20
	(N) PORT HUENEME AREA	1.07
	(A) RIVERBANK ARMY AMMO PLANT	1.14
	(A) SHARPE ARMY DEPOT	1.17
	(A) SIERRA ARMY DEPOT	1.27
	(N) STOCKTON AREA	1.15
	(AF) TRAVIS AIR FORCE BASE	1.18
	(AF) VANDENBERG AIR FORCE BASE	1.20
COLORADO		1.03
	COLORADO SPRINGS	1.03
	DENVER	1.03
	(AF) AIR FORCE ACADEMY	1.03
	(AF) CHEYENNE MOUNTAIN	1.08
	(A) FITZSIMONS ARMY MED CENTER	1.04
	(A) FORT CARSON	1.06
	(AF) PETERSON AIR FORCE BASE	1.03
	(A) PUEBLO ARMY DEPOT	0.95
	(A) ROCKY MOUNTAIN ARSENAL	1.01
	(AF) SCHRIEVER AIR FORCE STATION	1.08
CONNECTICUT		1.05
	BRIDGEPORT	1.05
	NEW LONDON	1.04
	(N) NEW LONDON AREA	1.05
	(A) STRATFORD ENG PLANT	1.05

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
DELAWARE		1.02
	DOVER	1.01
	WILMINGTON	1.03
	(AF) DOVER AIR FORCE BASE	1.01
FLORIDA		0.87
	MIAMI	0.91
	PANAMA CITY	0.82
	(AF) CAPE CANAVERAL	0.92
	(AF) EGLIN AIR FORCE BASE	0.82
	(AF) HOMESTEAD AIR FORCE BASE	0.91
	(N) JACKSONVILLE AREA	0.91
	(N) KEY WEST NAVAL AIR STATION	1.10
	(AF) MACDILL AIR FORCE BASE	0.88
	(N) ORLANDO AREA	0.84
	(N) PANAMA CITY AREA	0.82
	(N) PENSACOLA AREA	0.84
	(AF) TYNDALL AIR FORCE BASE	0.82
GEORGIA		0.85
	ALBANY	0.79
	ATLANTA	0.91
	(N) ALBANY AREA	0.79
	(A) FORT BENNING	0.80
	(A) FORT GILLEM	0.91
	(A) FORT GORDON	0.84
	(A) FORT MCPHERSON	0.91
	(A) FORT STEWART	0.82
	(N) KINGS BAY	0.96
	(AF) MOODY AFB	0.83
	(AF) ROBINS AFB	0.79
HAWAII		1.48
	HONOLULU	1.45
	KANEOHE BAY	1.52
	(N) BARBERS POINT NAVAL AIR STA	1.52
	(N) BARKING SANDS	1.61
	(N) FORD ISLAND	1.59
	(A) FORT DERUSSY	1.45
	(A) FORT SHAFTER	1.47
	(AF) HICKAM AIR FORCE BASE	1.45
	(N) KANEOHE MARINE CORPS AIR ST	1.52
	(N) PEARL HARBOR	1.47
	(N) POHAKULOA	1.80
	(A) SCHOFIELD BARRACKS	1.55
	(A) TRIPLER ARMY MEDICAL CENTER	1.58
	(A) WHEELER ARMY AIR FIELD	1.55

TABLE B
AREA COST FACTOR INDEXES
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PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
IDAHO		1.06
	BOISE	1.01
	MOUNTAIN HOME	1.11
	(AF) MOUNTAIN HOME AIR FORCE BASE	1.11
ILLINOIS		1.15
	BELLEVILLE	1.09
	CHICAGO	1.22
	(N) FOREST PARK (CHICAGO)	1.22
	(N) GLENVIEW (CHICAGO)	1.22
	(N) GREAT LAKES (NTC)	1.26
	(A) ROCK ISLAND ARSENAL	1.06
	(A) SAVANNAH ARMY DEPOT	1.02
	(AF) SCOTT AIR FORCE BASE	1.16
INDIANA		0.99
	INDIANAPOLIS	1.01
	LOGANSPOUT	0.96
	(N) CRANE NWSC	1.01
	(A) FORT BENJAMIN HARRISON	1.04
	(AF) GRISSOM AIR FORCE BASE	1.04
	(A) JEFFERSON PROVING GROUND	0.93
IOWA		1.06
	BURLINGTON	1.11
	DES MOINES	1.00
	(A) IOWA ARMY AMMO PLANT	1.19
KANSAS		0.93
	MANHATTAN	0.96
	WICHITA	0.91
	(A) FORT LEAVENWORTH	1.05
	(A) FORT RILEY	1.09
	(A) KANSAS ARMY AMMO PLANT	0.89
	(AF) MCCONNELL AIR FORCE BASE	0.99
KENTUCKY		0.94
	LEXINGTON	0.91
	LOUISVILLE	0.97
	(A) FORT CAMPBELL	1.06
	(A) FORT KNOX	1.05
	(A) LEXINGTON/BLUE GRASS AD	0.98
	(N) LOUISVILLE NAVAL AIR STATION	0.97

TABLE B
AREA COST FACTOR INDEXES
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PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
LOUISIANA		0.89
	NEW ORLEANS	0.95
	SHREVEPORT	0.84
	(AF) BARKSDALE AIR FORCE BASE	0.83
	(A) FORT POLK	0.89
	(A) LOUISIANA ARMY AMMO PLANT	0.82
	(A) NEW ORLEANS ARMY BASE	0.95
MAINE		1.06
	BANGOR	1.07
	PORTLAND	1.05
	(N) BRUNSWICK AREA	0.95
	(N) CUTLER WINTER HARBOR	0.95
MARYLAND		0.89
	BALTIMORE	0.89
	LEXINGTON PARK	0.89
	(A) ABERDEEN PROVING GROUND	0.90
	(AF) ANDREWS AIR FORCE BASE	0.95
	(N) ANNAPOLIS	0.90
	(N) BETHESDA	0.95
	(N) CHELTONHAM (DC)	0.95
	(N) CHESAPEAKE BEACH	0.90
	(A) FORT DETRICK	0.88
	(A) FORT GEORGE G MEADE	0.90
	(A) FORT RITCHIE	0.88
	(A) HARRY DIAMOND LAB	0.95
	(N) INDIAN HEAD	0.91
	(N) PATUXENT RIVER AREA	0.89
	(N) THURMONT	0.88
MASSACHUSETTS		1.12
	BOSTON	1.15
	FITCHBURG	1.08
	(A) ARMY MAT & MECH LAB	1.13
	(A) FORT DEVENS	1.15
	(AF) HANSCOM AIR FORCE BASE	1.12
MICHIGAN		1.17
	DETROIT	1.19
	MARQUETTE	1.15
	(A) DETROIT ARSENAL	1.18
	(AF) K I SAWYER AIR FORCE BASE	1.16
MINNESOTA		1.07
	DULUTH	1.10
	MINNEAPOLIS	1.04

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
MISSISSIPPI		0.87
	BILOXI	0.92
	COLUMBUS	0.81
	(AF) COLUMBUS AIR FORCE BASE	0.81
	(N) GULFPORT AREA	0.92
	(AF) KEESLER AIR FORCE BASE	0.89
	(N) MERIDIAN NAVAL AIR STATION	0.95
MISSOURI		0.96
	KANSAS CITY	1.00
	SEDALIA	0.91
	(A) FORT LEONARD WOOD	1.06
	(A) LAKE CITY ARMY AMMO PLANT	0.98
	(A) ST LOUIS ARMY AMMO PLANT	1.05
	(AF) WHITEMAN AIR FORCE BASE	1.01
MONTANA		1.13
	BILLINGS	1.15
	GREAT FALLS	1.12
	(AF) MALMSTROM AIR FORCE BASE	1.12
NEBRASKA		0.94
	GRAND ISLAND	0.91
	OMAHA	0.98
	(A) CORNHUSKER ARMY AMMO PLANT	0.89
	(AF) OFFUTT AIR FORCE BASE	0.98
NEVADA		1.14
	HAWTHORNE	1.16
	LAS VEGAS	1.12
	(N) FALLON	1.16
	(A) HAWTHORNE ARMY AMMO PLANT	1.16
	(AF) NELLIS AIR FORCE BASE	1.12
NEW HAMPSHIRE		1.05
	CONCORD	1.06
	PORTSMOUTH	1.04
	(N) PORTSMOUTH AREA	1.04
NEW JERSEY		1.18
	NEWARK	1.19
	TRENTON	1.17
	(N) BAYONNE MOT	1.18
	(N) EARLE	1.21
	(A) FORT DIX	1.17
	(A) FORT MONMOUTH	1.17
	(AF) MCGUIRE AIR FORCE BASE	1.17
	(A) PICATINNY ARSENAL	1.23

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
NEW MEXICO		1.01
	ALAMOGORDO	1.02
	ALBUQUERQUE	0.99
	(AF) CANNON AIR FORCE BASE	1.04
	(AF) HOLLOMAN AIR FORCE BASE	0.98
	(AF) KIRTLAND AIR FORCE BASE	0.99
	(A) WHITE SANDS MR	1.03
NEW YORK		1.23
	ALBANY	1.05
	NEW YORK CITY	1.40
	(A) FORT DRUM	1.10
	(AF) GRIFFISS AIR FORCE BASE	1.02
	(N) NIAGARA	1.18
	(AF) PLATTSBURGH AIR FORCE BASE	1.03
	(A) SENECA ARMY DEPOT	1.09
	(N) STATEN ISLAND	1.35
	(A) U S MILITARY ACADEMY	1.28
	(A) WATERVLIET ARSENAL	0.99
NORTH CAROLINA		0.85
	FAYETTEVILLE	0.85
	GREENSBORO	0.85
	(N) CAMP LEJEUNE AREA	0.94
	(N) CHERRY POINT	0.94
	(A) FORT BRAGG	0.88
	(N) NEW RIVER	0.94
	(AF) POPE AIR FORCE BASE	0.88
	(AF) SEYMOUR JOHNSON AFB	0.82
	(A) SUNNY POINT	0.91
NORTH DAKOTA		1.04
	GRAND FORKS	1.01
	MINOT	1.08
	(AF) MINOT AIR FORCE BASE	1.08
OHIO		0.99
	DAYTON	0.97
	YOUNGSTOWN	1.01
	(A) RAVENNA ARMY AMMO PLANT	1.00
	(AF) WRIGHT-PATTERSON AFB	0.97

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART I - U.S. LOCATIONS

<u>STATE</u>	<u>LOCATION</u>	<u>ACF INDEX</u>
OKLAHOMA		0.87
	LAWTON	0.87
	OKLAHOMA CITY	0.86
	(AF) ALTUS AIR FORCE BASE	0.96
	(A) FORT SILL	0.91
	(A) MCALESTER ARMY AMMO PLANT	0.84
	(AF) TINKER AIR FORCE BASE	0.86
	(AF) VANCE AIR FORCE BASE	0.89
OREGON		1.15
	PENDLETON	1.18
	PORTLAND	1.12
	(A) UMATILLA ARMY DEPOT	1.25
PENNSYLVANIA		1.03
	PHILADELPHIA	1.08
	PITTSBURGH	0.98
	(A) CARLISLE BARRACKS	0.94
	(A) INDIANTOWN GAP MR	1.00
	(A) LETTERKENNY ARMY DEPOT	0.99
	(N) MECHANICSBURG AREA	0.94
	(A) NEW CUMBERLAND ARMY DEPOT	0.94
	(N) PHILADELPHIA AREA	1.08
	(A) TOBYHANNA ARMY DEPOT	1.06
	(N) WARMINSTER	1.06
RHODE ISLAND		1.05
	NEWPORT	1.07
	PROVIDENCE	1.03
SOUTH CAROLINA		0.87
	CHARLESTON	0.89
	COLUMBIA	0.85
	(N) BEAUFORT AREA	1.04
	(AF) CHARLESTON AIR FORCE BASE	0.89
	(A) FORT JACKSON	0.85
	(AF) SHAW AIR FORCE BASE	0.86
SOUTH DAKOTA		0.95
	RAPID CITY	0.93
	SIOUX FALLS	0.96
	(AF) ELLSWORTH AIR FORCE BASE	0.95
TENNESSEE		0.87
	CHATTANOOGA	0.83
	MEMPHIS	0.91
	(AF) ARNOLD AIR FORCE BASE	0.87
	(N) MEMPHIS NAVAL AIR STATION	1.00
	(A) VOLUNTEER ORDINANCE WORKS	0.82

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
TEXAS		0.82
	SAN ANGELO	0.81
	SAN ANTONIO	0.82
	(AF) BROOKS AIR FORCE BASE	0.82
	(A) CAMP BULLIS	0.82
	(N) CORPUS CHRISTI AREA	0.90
	(N) DALLAS	0.89
	(AF) DYESS AIR FORCE BASE	0.86
	(A) FORT BLISS	0.91
	(A) FORT HOOD	0.86
	(A) FORT SAM HOUSTON	0.82
	(AF) GOODFELLOW AIR FORCE BASE	0.81
	(N) INGLESIDE NAVAL STATION	0.94
	(AF) KELLY AIR FORCE BASE	0.82
	(N) KINGSVILLE AREA	0.91
	(AF) LACKLAND AIR FORCE BASE	0.82
	(AF) LAUGHLIN AIR FORCE BASE	0.89
	(A) LONE STAR ARMY AMMO PLANT	0.89
	(A) LONGHORN ARMY AMMO PLANT	0.80
	(AF) RANDOLPH AIR FORCE BASE	0.82
	(A) RED RIVER ARMY DEPOT	0.89
	(AF) REESE AIR FORCE BASE	0.90
	(AF) SHEPPARD AIR FORCE BASE	0.95
UTAH		1.03
	OGDEN	1.04
	SALT LAKE CITY	1.03
	(A) DUGWAY PROVING GROUND	1.06
	(A) FORT DOUGLAS	1.03
	(AF) HILL AIR FORCE BASE	1.05
	(A) TOOELE ARMY DEPOT	1.06
VERMONT		0.92
	BURLINGTON	0.90
	MONTPELIER	0.93
VIRGINIA		0.92
	NORFOLK	0.92
	RICHMOND	0.92
	(N) DAHLGREN	0.90
	(A) FORT A P HILL	0.86
	(A) FORT BELVOIR	0.95
	(A) FORT EUSTIS	0.92
	(A) FORT LEE	0.94
	(A) FORT MONROE	0.92
	(A) FORT MYER	0.95
	(A) FORT PICKETT	0.94
	(A) FORT STORY	0.92
	(AF) LANGLEY AIR FORCE BASE	0.92

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART I - U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
VIRGINIA (Cont)		0.92
	(N) QUANTICO	0.92
	(A) RADFORD ARMY AMMO PLANT	0.95
	(A) VINT HILL FARMS	0.90
WASHINGTON		1.07
	SPOKANE	1.06
	TACOMA	1.08
	(N) BREMERTON	1.16
	(N) EVERETT	1.11
	(AF) FAIRCHILD AIR FORCE BASE	1.02
	(A) FORT LEWIS	1.08
	(N) INDIAN HEAD	1.16
	(AF) MCCHORD AIR FORCE BASE	1.08
	(N) SILVERDALE	1.11
	(N) WHIDBEY ISLAND	1.15
	(A) YAKIMA FIRING RANGE	1.08
WEST VIRGINIA		0.95
	BLUEFIELD	0.93
	CHARLESTON	0.97
	(N) SUGAR GROVE	1.43
WISCONSIN		1.14
	MADISON	1.15
	MILWAUKEE	1.13
	(A) BADGER ARMY AMMO PLANT	1.22
	(A) FORT MCCOY	1.19
WYOMING		0.99
	CASPER	0.98
	CHEYENNE	1.01
	(AF) F E WARREN AIR FORCE BASE	1.01
WASHINGTON DC		0.95
	(AF) BOLLING AIR FORCE BASE	0.95
	(A) FORT MCNAIR	0.95
	(A) WALTER REED ARMY MED CENTER	0.95

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART II - OCONUS LOCATIONS

NATION	LOCATION	ACF INDEX	CURRENCY EXCHANGE	REMARKS
ANTIGUA		1.80	2.70	ANTIGUA \$/US \$
	ANTIGUA	1.80		
AUSTRALIA		1.25	1.59	AUSTRALIAN \$/US \$
	DARWIN	1.47		
	PERTH	1.11		
	SYDNEY	1.09		
	WOOMERA AS	1.33		
AZORES		1.34	175.61	PORTUGUESE ESCUDO/US \$
	LAJES	1.34		
BAHAMAS		1.70	1.00	BAHAMIAN \$/US \$
	ANDROS ISLAND	1.70		
BAHRAIN		1.46	0.38	BAHRAIN DINAR/US \$
	BAHRAIN	1.46		
BELGIUM *		1.28	35.35	BELGIUM FRANC/US \$
	BRUSSELS	1.28		
BERMUDA		1.60	1.00	BERMUDA \$/US
	BERMUDA	1.60		
CANADA		1.29	1.52	CANADIAN \$/US \$
	ARGENTIA/NEWFOUNDLAND	1.29		
CUBA		1.35	1.00	US \$
	GUANTANAMO	1.35		
DIEGO GARCIA		2.45	1.00	US \$
	DIEGO GARCIA	2.45		
EGYPT		1.31	3.45	EGYPTIAN POUND/US \$
	CAIRO	1.31		
GERMANY *		1.27	1.71	DEUTSCHE MARK/US \$
	FRANKFURT	1.34		
	KAISERSLAUTERN	1.34		
	TRIER	1.21		
	SPANGDALHEM	1.21		
GREECE		1.20	287.35	DRACHMA/US \$
	ATHENS	1.20		
GREENLAND		3.09	6.51	DANISH KRONE/US \$
	GODHAAB (WUUK)	3.09		

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART II - OCONUS LOCATIONS

NATION	LOCATION	ACF INDEX	CURRENCY EXCHANGE	REMARKS
GUAM		1.99	1.00	US \$
	GUAM	1.99		
ICELAND		3.00	69.26	KRONA/US \$
	REYKJAVIK	3.00		
ITALY *		1.33	1,695.50	LIRA/US \$
	AVIANO	1.33		
	ISOLA DI CAPO RIZZUTO	1.35		
	LA MADDALENA	1.37		
	NAPLES	1.29		
	SIGNOLLA	1.32		
JAPAN		1.65	123.05	YEN/US \$
	ATSUGI	1.65		
	IWAKUNI	1.56		
	MISAWA	1.64		
	OKINAWA	1.50		
	TOKYO	1.90		
JOHNSTON ATOLL		2.27	1.00	US \$
	JOHNSTON ATOLL	2.27		
KOREA		1.08	1,242.50	WON/US \$
	CHINHAE	1.07		
	DMZ ZONE AREA	1.19		
	KUNSAN	1.07		
	OSAN	1.06		
	SEOUL	1.02		
KWAJALEIN		2.28	1.00	US \$
	KWAJALEIN	2.28		
MIDWAY ISLAND		2.19	1.00	US \$
	MIDWAY ISLAND	2.19		
MOROCCO		1.13	9.30	DIRHAM/US \$
	CASABLANCA	1.13		
NETHERLANDS *		1.14	1.93	GUILDER/US \$
	OSS	1.14		
NEW ZEALAND		1.91	1.87	NEW ZEALAND \$/US \$
	WELLINGTON	1.91		
OMAN		1.18	0.385	RILOMANI/US \$
	RUWI	1.18		

TABLE B
AREA COST FACTOR INDEXES
April 27, 1999

PART II - OCONUS LOCATIONS

NATION	LOCATION	ACF INDEX	CURRENCY EXCHANGE	REMARKS
PANAMA	PANAMA CITY	1.06 1.06	1.00	US \$
PHILIPPINES	MANILA SUBIC BAY	0.62 0.62 0.63	38.64	PHILIPPINE PESO/US \$
PUERTO RICO	ROOSEVELT ROAD SAN JUAN	1.38 1.38 1.38	1.00	US \$
SEYCHELLES ISLAND	SEYCHELLES ISLAND	1.93 1.93	1.00	US \$
SPAIN *	ROTA	1.12 1.12	145.69	PESETA/US \$
TURKEY	ANKARA INCIRLIK	0.91 0.92 0.91	301,935.00	TURKEY LIRA/US \$
UNITED KINGDOM	LONDON MANCHESTER ST MAWGAN EDZELL, SCOTLAND	1.40 1.40 1.48 1.36 1.36	0.6045	BRITISH POUND/US \$

* FOR FY 2000 AND FY 2001, BUDGET RATE FOR THE EURO IS: 0.875631 EURO/US \$

TABLE C
SIZE ADJUSTMENT FACTORS
8/17/99

PART I - FACILITIES OTHER THAN MILITARY FAMILY HOUSING

Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor
< 0.05	1.275	1.00	1.000	2.00	0.942	3.00	0.921
0.05	1.275	1.05	0.995	2.05	0.940	3.05	0.920
0.10	1.269	1.10	0.990	2.10	0.939	> 3.05	0.920
0.15	1.232	1.15	0.986	2.15	0.937		
0.20	1.202	1.20	0.982	2.20	0.936		
0.25	1.175	1.25	0.978	2.25	0.935		
0.30	1.152	1.30	0.974	2.30	0.933		
0.35	1.132	1.35	0.971	2.35	0.932		
0.40	1.114	1.40	0.968	2.40	0.931		
0.45	1.098	1.45	0.965	2.45	0.930		
0.50	1.084	1.50	0.962	2.50	0.929		
0.55	1.072	1.55	0.960	2.55	0.928		
0.60	1.060	1.60	0.957	2.60	0.927		
0.65	1.050	1.65	0.955	2.65	0.926		
0.70	1.041	1.70	0.953	2.70	0.925		
0.75	1.033	1.75	0.951	2.75	0.924		
0.80	1.025	1.80	0.949	2.80	0.924		
0.85	1.018	1.85	0.947	2.85	0.923		
0.90	1.011	1.90	0.945	2.90	0.922		
0.95	1.005	1.95	0.943	2.95	0.921		

Table D
OSD INFLATION INDICES
(OMB Rates for Projecting Future Escalation)
(Baselined to October 2001 as 1.000)
April 14, 1999

Fiscal Year	Start Fiscal Year (Month Yr)	(Note 1)	(Note 2)	(Note 3)
		ENR Indices (Raw)	OSD Budget Authority %	OSD Inflation Indices
1980	Oct 79	1900		0.539
1981	Oct 80	1976		0.561
1982	Oct 81	2151		0.611
1983	Oct 82	2262		0.642
1984	Oct 83	2416		0.686
1985	Oct 84	2424		0.688
1986	Oct 85	2441		0.693
1987	Oct 86	2511		0.713
1988	Oct 87	2569		0.729
1989	Oct 88	2612		0.741
1990	Oct 89	2662		0.756
1991	Oct 90	2728		0.774
1992	Oct 91	2786		0.791
1993	Oct 92	2867		0.814
1994	Oct 93	3016		0.856
1995	Oct 94	3116		0.884
1996	Oct 95	3117		0.885
1997	Oct 96	3284		0.932
1998	Oct 97	3372		0.957
1999	Oct 98	3423	1.300	0.972
2000	Oct 99	3467	1.600	0.984
2001	Oct 00	3523	1.700	1.000
2002	Oct 01	3583	1.700	1.017
2003	Oct 02	3644	1.900	1.034
2004	Oct 03	3713	2.100	1.054
2005	Oct 04	3791	2.100	1.076
2006	Oct 05	3871	2.100	1.099
2007	Oct 06	3952	2.100	1.122
2008	Oct 07	4035	2.100	1.145
2009	Oct 08	4120	2.100	1.169
2010	Oct 09	4206	2.100	1.194
Note 1:	Inflation multipliers through October 1998 are based on Engineering			
	News Record Building Construction Indices.			
Note 2:	Inflation multipliers after October 1998 are projections based on the			
	Price Escalation Indices (Annual Rates in Percentages) for the OSD			
	Budget Authority for Rates for Military Construction/Military Family			
	Housing Construction per guidance issued by the Principal Deputy			
	Under Secretary of Defense (Comptroller) on 31 December 1998.			
Note 3:	Use these inflation indices to adjust unit costs for projects FY 2002			
	and beyond unless OUSD(C) modifies the rates.			